

## Inspection Schedule for Residential Building Permits

### Residential Technical Answer Center

The following is an outline of the different types of inspections the county provides and a schedule of when they are to be performed throughout the construction process as required by the North Carolina State Building Code. "This is not intended to be a complete list of items to be checked nor does it certify proper operation of equipment or systems."

#### Inspections:

##### 1. Footing Inspection

To be made after the trenches are excavated, all grade stakes are installed, all reinforcing steel and supports are in place and appropriately tied, all necessary forms are in place and braced **and before any concrete is placed.**

##### 2. Under Slab Inspection for Habitable Spaces

To be made after all forms have been placed, all electrical plumbing and/or heating and air conditioning facilities, all crushed stone, a vapor retarder, insulation, all reinforcing steel with supports and tied and/or all welded wire fabric is installed, when required, **and before any concrete is placed.**

( **Exception:** An inspection is not required for driveway slabs, at-grade patio slabs, walks, etc. which are considered non-habitable spaces.)

##### 3. Foundation Inspection

To be made after all foundation supports are installed. This inspection is to check foundation supports, crawl space leveling, ground clearances, and positive drainage, where required.

##### 4. Rough-In Inspection

To be made on parts of the electrical, plumbing, heating/ventilation, or cooling system that will be hidden from view in the finished building after all parts of the building framing are in place, **but before any wall, ceiling finish, or building insulation is installed.**

##### 5. Building Framing Inspection

To be made after the roof wall, ceiling, and floor framing is complete with appropriate blocking, bracing and fire stopping in place. The following items should be in place and visible for inspection:

1. Pipes
2. Chimneys and vents
3. Flashing for roofs, chimneys and wall openings
4. Insulation baffles
5. All lintels required to be bolted to the framing for support shall not be covered by any interior or exterior wall or ceiling finish materials before approval. Work may continue without approval for lintels which are bolted and supported on masonry or concrete.

##### 6. Insulation Inspection

To be made after an approved building framing and rough-in inspection, with all insulation and vapor retarders in place, but before any wall or ceiling covering is applied.

##### 7. Other Inspections

In addition to the called inspections above, the inspection department may make or require any other inspections to ascertain compliance with the Building Code and other laws enforced by the Inspections Department.

#### Permits:

##### 1. Permit required

No permit shall be required for any construction, installation, repair, replacement, or alteration **costing \$5,000 or less, unless the work involves:** the addition, repair or replacement of load bearing structures; the addition or change in the design of plumbing, heating, air conditioning, or electrical wiring, devices, appliances, or equipment.

##### 2. Information Required

An application for a permit shall be filed with the inspection department on a form furnished for that purpose and include the following:

1. A general description of the proposed work
  2. Location of proposed work
  3. Signature of the owner, or licensed agent
  4. The proposed occupancy classification of all parts of the building Inspection departments shall make available a list of other information that must be submitted with the building permit application.
3. When are Residential Plans Required to be submitted to Plan Review?
- For all new house projects.
  - For all townhouse projects, including footprint additions or structural modifications.
  - For any enclosed addition to the primary residence which increases the original footprint (excluding single story decks and screen porches).
  - For interior renovation projects valued at \$175,000 or greater.
  - For the addition of a level to an existing residence.
  - For all move-on one and two family residences.
  - For accessory buildings (i.e. sheds, detached garages, storage buildings, etc.) having more than one level, with access by a permanent, walk-up set of stairs.
  - For any projects using alternate construction methods (i.e. log cabins, shipping containers, straw bale, etc.).

If you have any questions about this material, standards, or State Building Code All requirements, call the **Residential Technical Answer Center (RTAC)** at **704-432-7822**.